



## AGENDA ITEM

**Public Hearing to amend Hall County's Zoning Map as follows:**

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**REPORT TO:** Work Session (01/22/24)

**REPORT TO:** Voting Meeting (01/25/24)

**ITEM NO:** 663/2023

**SUBJECT:** **3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: outdoor storage within Gateway Corridors Overlay District | Commission District 3 | Dutton Properties, applicant.** NOTE: Tabled at the November 9, 2023 Voting Meeting until the January 25, 2024 Voting Meeting.

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### Meetings:

**Work Session Date:** 01/22/24

**Voting Meeting Date:** 01/25/24

### Executive Summary:

**Presenter:** RD  
**Recommendation:**

Approval

Conditions:

1. The development shall occur as depicted on the site plan dated September 29, 2023 and described in the updated project narrative dated September 29, 2023, modified for compliance with zoning conditions and Hall County regulations. Minor changes can be approved by the Planning Director, provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. No variances are granted as part of this request other than those listed herein.
2. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
3. The development, including any signage, shall be subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420.050](#)). No variances are granted from these standards.
4. The applicant shall coordinate and receive approval from the Georgia Department of Transportation for the site access and proposed location of the covered storage areas.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process.
7. All conditions of zoning shall be made part of any plans created for the property.
8. The hours of operation for the self-storage facility shall be 6:00am-11:00pm, Monday through Sunday.
9. The roof material for the covered parking shall be standing seam architectural metal roof panels, with the color to be approved by the Planning and Development Director.
10. The 10,800 sq. ft. warehouse at the rear of the property as shown on the concept plan shall be allowed to utilize metal siding.

**Purpose of Request:**

**3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD (GCOD), Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: outdoor storage within Gateway Corridors Overlay District | Commission District 3 | Dutton Properties, applicant.**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

**Attachments:**

Updated Board Memo  
Board Memo  
Recommendation Report  
Application  
Updated Narrative  
  
Original Narrative  
Updated Site Plan  
Original Site Plan  
Maps  
Deed  
Legal Description  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Public Comments (Post Planning Commission Meeting)  
Updated Notice Sign Photos  
Notice Sign Photos